### CERTIFICATE OF NEED APPLICATION

for

## THE VILLAGES OF ST. PETER'S ADD 10 ALF BEDS ST. PETERS, MISSOURI

Project #4464 RS

SUBMITTED TO MISSOURI HEALTH FACILITIES REVIEW COMMITTEE



### Certificate of Need Program

### **NEW OR ADDITIONAL LONG TERM CARE BED APPLICATION\***

Applicant's Completeness Checklist and Table of Contents

Project Name St.	Peter's Senior Care - Add 10 ALF Beds	No. 4464 RS
Project Description	Add 10 assisted living facility beds.	
Done Page N/A I	Description of CON Rulebook Contents	
Divider I. A	pplication Summary:	
	Applicant Identification and Certification (Form MO 580-1861)	
	Representative Registration (Form MO 580-1869).	
	Proposed Project Budget (Form MO 580-1863) and detail she	et.
Divider II. I	Proposal Description:	
M _ 5 1 1.	Provide a complete detailed project description.	
V 9 2.	Provide a legible city or county map showing the exact location	n of the proposed facility
✓ <u>10</u> ] 3.	Provide a site plan for the proposed project.	
✓ <u>II</u>	Provide preliminary schematic drawings for the proposed pro	ject.
✓ 12	Provide evidence that architectural plans have been submitte	d to the DHSS.
	Provide the proposed gross square footage.	
✓ 13 7.	Document ownership of the project site, or provide an option	to purchase.
✓ 6 ☐ 8.	Define the community to be served.	
	Provide 2015 population projections for the 15-mile radius ser	
	Identify specific community problems or unmet needs the pro-	
✓ _ 7 □ 11.	Provide historical utilization for each of the past three years a	
7 7 7	projections through the first three years of operation of the ne	
- 10 - 10	Provide the methods and assumptions used to project utilizat	
<u>№</u> <u>18</u> <u>13.</u>	Document that consumer needs and preferences have been in project and describe how consumers had an opportunity to p	
☑ 19 ☐ 14.	Provide copies of any petitions, letters of support or opposition	
Divider III	Service Specific Criteria and Standards:	
	For ICF/SNF beds, address the population-based bed need me	thodology of fifty-three
- E	(53) beds per one thousand (1,000) population age sixty-five (65) :	
V _ 20 _ 1 2.	For RCF/ALF beds, address the population-based bed need m	
	sixteen (16) beds per one thousand (1,000) population age six	
$\square$ $20$ $\square$ 3.	Document any alternate need methodology used to determine beds such as LTCH, Alzheimer's, mental health or other species	
☐ _	For any proposed facility which is designed and operated excl	usively for persons with
	acquired human immunodeficiency syndrome (AIDS) provide need for the type of beds being proposed.	information to justify the
Divider IV	Financial Feasibility Review Criteria & Standards	
	Document that the proposed costs per square foot are reason	
J — J	the latest "RS Means Construction Cost data".	able when compared to
	Document that sufficient financing is available by providing a	letter from a financial
	institution or an auditors statement indicating that sufficient	funds are available.
$\stackrel{25}{\square}$ $\stackrel{25}{\square}$ 3.	Provide Service-Specific Revenues and Expenses (Form MO 58	
	three (3) years, and projected through three (3) years beyond	project completion.
	Document how patient charges were derived.	
<u>∠</u> <u>∠</u> <u>∠</u> 5.	Document responsiveness to the needs of the medically indige	ent.
	* Use for RCF/ALF, ICF/SNF and LTCH beds	

### DIVIDER I. APPLICATION SUMMARY:

1. APPLICATION IDENTIFICATION AND CERTIFICATION FORM (FORM MO 580-1861)

See Attached Form.

2. REPRESENTATIVE REGISTRATION (FORM MO 580-1869)

See Attached Form.

3. PROPOSED PROJECT BUDGET (FORM MO 580-1863) AND DETAIL SHEET

See Attached Form.



### Certificate of Need Program

### APPLICANT IDENTIFICATION AND CERTIFICATION

(musi	t match the <b>Letter of Intent</b> for this p	гојест, шипош ехсерт	ionj
1. Project Location	(attach additional pages as necessary to identify	multiple project sites.)	
Title of Proposed Project St. Peter's Senior Care - Add 10	) ALF Beds		Project Number 4464 RS
Project Address (Street/City/State/Zip Co	ode)		County
400 Executive Centre Parkwa St. Peter's, MO 63376	y		St. Charles
2. Applicant Identif	fication (information must agree with previo	ously submitted Letter of Inte	nt)
List All Owner(s): (list con	porate entity) Address (Street/City/St	ate/Zip Code)	Telephone Number
St. Peter's Senior Care, LLC	3232 McKinney Avenue, Suite 890, Da	llas, TX 75204	214-220-4918
	t entity to be ensed or certified) Address (Street/City/S	State/Zip Code)	Telephone Number
St. Peter's Operations, LLC	3232 McKinney Avenue, Suite 890, Da	llas, TX 75204	214-220-4918
Nonprofit Corpora Partnership  4. Certification: In submitting this project	tion Individual I Corporation I t application, the applicant unders	City County Z	Other: LLC
application; (B) In determining consider all second consider all second consider all second consider and consider and consider and consider and consider an additional consider an additional consider and consider conside	subject to forfeiture for failure to inconths after the date of issuance, un	th Facilities Review Committee depends cur an expenditure dess obligated or ex aff if and when the or modified except	Committee (Committee) on conformance with its on any approved stended by the Committee project is abandoned; and with the consent of the
5. Authorized Conta	act Person (attach a Contact Person Corre	ction Form if different from th	ne Letter of Intent)
Name of Contact Person		Title	
Craig W. Elmore	Fax Number	Consultant E-mail Ac	ldress
913-345-0048	913-317-8506		@aol.com
Signature of Contact Person	ing wElnne	Date of Si	center 23, 2009



### Certificate of Need Program

### REPRESENTATIVE REGISTRATION

(A registration form	n must be completed for each project	
Project Name		Number
St. Peter's Senior Care - Add 10 ALF Beds		4464 RS
	(Please type or print legibly)	
ame of Representative	Title	
Craig W. Elmore	0	onsultant
Firm/Corporation/Association of Representative (may be d	lifferent from below, e.g., law firm, consultant, oth	ner) Telephone Number
JJEDCOE Services		913-345-0048
Address (Street/City/State/Zip Code)		
11901 Manor Road		
Leawood, KS 66209		
Who's interests are being represented?		
(If more than one, submit a separate Repr Name of Individual/Agency/Corporation/Organization bein		Telephone Number
St. Peter's Senior Care		214-220-4918
address (Street/City/State/Zip Code)		214 220 1510
Check one. Do you:  Support	Relationship to Projec  None Employee	
Oppose	Legal Counsel	
Neutral	Consultant	
Other information:	Lobbyist	
Other information.	Other (explain):	
I attest that to the best of my belief is truthful, represents factual inform Any person who is paid either as parany project before the health facilities chapter 105 RSMo, and shall also revery project in which such person hopposes the named project. The regist person, firm, corporation or association named project. Any person violating penalties specified in §105.478, RSM	nation, and is in compliance with § rt of his normal employment or as a s review committee shall register as gister with the staff of the health fa as an interest and indicate whether stration shall also include the name on that the person registering repre the provisions of this subsection shall	197.326.1 RSMo which says a lobbyist to support or oppose a lobbyist pursuant to cilities review committee for a such person supports or as and addresses of any seents in relation to the
Original Signature Sanizwelv		Date December 23, 2009

### PROPOSED PROJECT BUDGET

De	escription	Dollars
CC	OSTS:*	
1.	New Construction Costs ***	0
2.	Renovation Costs ***	0
3.	Subtotal Construction Costs (#1 plus #2)	0
4.	Architectural/Engineering Fees	0
5.	Other Equipment (not in construction contract)	0
6.	Major Medical Equipment	0
7.	Land Acquisition Costs ***	0
	Consultants' Fees/Legal Fees ***	0
9.	Interest During Construction (net of interest earned) ***	0
10.	Other Costs ****	0
1.	Subtotal Non-Construction Costs (sum of #4 through #10)	0
2.	Total Project Development Costs (#3 plus #11)	0 **
IN	ANCING:	
3.	Unrestricted Funds	0
4.	Bonds	0
5.	Loans	0
6.	Other Methods (specify)	0
7.	Total Project Financing (sum of #13 through #16)	0 **
8.	New Construction Total Square Footage	0
9.	New Construction Costs Per Square Foot *****	0
20.	Renovated Space Total Square Footage	0
21.	Renovated Space Costs Per Square Foot ******	0

Attach additional page(s) to provide details of how each line item was determined, including all methods and assumptions used.

<sup>\*\*</sup> These amounts should be the same.

<sup>\*\*\*</sup> Capitalizable items to be recognized as capital expenditures after project completion.

<sup>\*\*\*\*</sup> Include as Other Costs the following: other costs of financing; the value of existing lands, buildings and equipment not previously used for health care services, such as a renovated house converted to residential care, determined by original cost, fair market value, or appraised value; or the fair market value of any leased equipment or building, or the cost of beds to be purchased.

<sup>\*\*\*\*\*</sup> Divide new construction costs by total new construction square footage.

<sup>\*\*\*\*\*\*</sup> Divide renovation costs by total renovation square footage.

### DIVIDER II. PROPOSAL DESCRIPTION

### PROVIDE A COMPLETE DETAILED PROJECT DESCRIPTION.

St. Peter's Senior Care, LLC and St. Peter's Operations, LLC are proposing to add 10 ALF beds to their existing 52-bed Villages of St. Peter's ALF located at 5400 Executive Centre Parkway in St. Peters. Since the increase in bed capacity will be accomplished by converting 10 existing single-occupancy resident rooms to double-occupancy there is no construction cost or other capital expenditures associated with this proposal.

When originally proposed the 52-bed Villages of St. Peter's ALF was planned to have all private rooms. However, since opening in November of 2008 the Villages of St. Peter's has experienced two unanticipated trends. These are a much faster than expected fill rate and a significant demand for double-occupancy rooms. The facility already has 42 residents including five couples. There are two additional units that have deposits for occupancy before the end of 2009. Fortunately the resident rooms are spacious and can accommodate double-occupancy residents but unfortunately in each instance when a private room is double occupied another private room is no longer usable. For example, this means that if 10 private rooms are used for double-occupancy 10 other rooms cannot be utilized at all.

The Villages of St. Peter's is proposing to remedy this problem, without incurring any capital expenditure by adding 10 licensed beds but not changing the number of patient rooms. This would enable up to 10 couples to utilize the facility but would still only provide for a total of 52 residents when the demand is for only private rooms. Although not a common occurrence, it would also permit some semi-private utilization, thus reducing cost for those patients who choose that option.

### 2. PROVIDE A LEGIBLE CITY OR COUNTY MAP SHOWING THE EXACT LOCATION OF THE PROPOSED FACILITY.

A map showing the location of the proposed facility is included in this Divider.

### 3. PROVIDE A SITE PLAN FOR THE PROPOSED PROJECT.

A site plan is included in this Divider.

### 4. PROVIDE PRELIMINARY SCHEMATIC DRAWINGS FOR THE PROPOSED PROJECT.

Schematic drawings showing the location of the proposed 10 additional ALF beds are included in this Divider.

### 5. PROVIDE EVIDENCE THAT ARCHITECTURAL PLANS HAVE BEEN SUBMITTED TO THE DHSS.

A copy of the transmittal submitting the plans to DHSS is included in this Divider.

### PROVIDE THE PROPOSED GROSS SQUARE FOOTAGE.

The existing 44,441 square foot building will not change as a result of this proposal. The 10 additional beds will result from the conversion of 10 existing single-occupancy resident rooms to double-occupancy.

### DOCUMENT OWNERSHIP OF THE PROJECT SITE, OR PROVIDE AN OPTION TO PURCHASE.

A copy of the deed to the site is included in this Divider.

### 8. DEFINE THE COMMUNITY TO BE SERVED.

The community to be served consists primarily of those residents within a 15-mile radius age 65 and over who are in need of assisted living services. The facility will also serve residents of the Villages of St. Peter's attached SNF facility.

### 9. PROVIDE 2005 POPULATION PROJECTIONS FOR THE 15-MILE RADIUS SERVICE AREA.

The 15-mile radius population data is included in this Divider. The applicant on a preliminary basis has adjusted the data for those zip-codes not entirely within the 15-mile radius. The applicant will confer with the staff to determine in any further adjustments are needed.

### 10. IDENTIFY SPECIFIC COMMUNITY PROBLEMS OR UNMET NEEDS THE PROPOSAL WOULD ADDRESS.

The Villages of St. Peter's presently is licensed for 52 ALF beds in 52 private patient rooms. Since the facility opened in November 2008 there has been a demand for double-occupancy rooms that was not anticipated. The facility currently has 42 residents, including five couples. However, in those cases where a couple share a room, the couple counts for two licensed beds and

prohibits the use of one other private room. Since there are currently five couples residing in the facility, there are five rooms that will be required to remain vacant once there are 52 residents. As the number of couples increases so does the number of rooms that will need to remain vacant. In some instances one of the spouses does not require assisted living services but nonetheless by residing in the facility he or she effectively reduces licensed bed capacity. Having the proposed additional 10 beds by converting 10 single-occupancy rooms to double occupancy will provide an extremely cost-effective solution for this situation. Although not a frequent occurrence, this flexibility will also enable the St. Peter's Senior Care to also permit semi-private utilization that will reduce cost for residents who choose that option.

# 11. PROVIDE HISTORICAL UTILIZATION FOR EACH OF THE PAST THREE YEARS AND UTILIZATION PROJECTIONS THROUGH THE FIRST STHREE YEARS OF OPERATION OF THE NEW LTC BEDS.

Since opening in November 2008 through October 31, 2009, the Villages of St. Peter's had a total utilization of 9,966 days of patient care. This is well above the 8,370 patient day utilization level projected for the first year of operation at the time the facility was approved. Projected total utilization for the next three fiscal years is as follows:

Year	Patient Days
2010	18,932
2011	20,367
2012	20,367

### 12. PROVIDE THE METHODS AND ASSUMPTIONS USED TO PROJECT UTILIZATION.

Utilization projections are based on the utilization levels that have been achieved since the facility opened in November 2008 along with the experience of the operator.

# 13. DOCUMENT THAT CONSUMER NEEDS AND PREFERENCES HAVE BEEN INCLUDED IN PLANNING THIS PROJECT AND DESCRIBE HOW CONSUMERS HAD AN OPPORTUNITY TO PROVIDE INPUT.

A public notice regarding the project was published in the Suburban Journals on December 23, 2009. A copy of the notice is included in this Divider.

### 14. PROVIDE COPIES OF ANY PETITITONS, LETTERS OF SUPPORT OR OPPOSITION RECEIVED.

Fifteen (15) letters of support from residents of the facility have been received to date. A copy of one of these letters is included in this Divider. A separate file containing all fifteen letters of support is being submitted to the CNP. Any additional letters will be submitted as they are received.

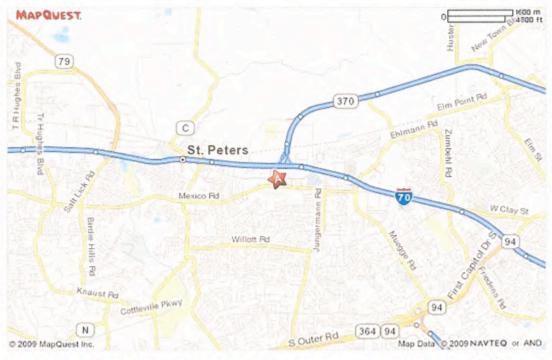
### MAPQUEST.

### Map of Villages of St Peters

5400 Executive Centre Pkwy, St Peters, MO 63376 - (636) 922-7600

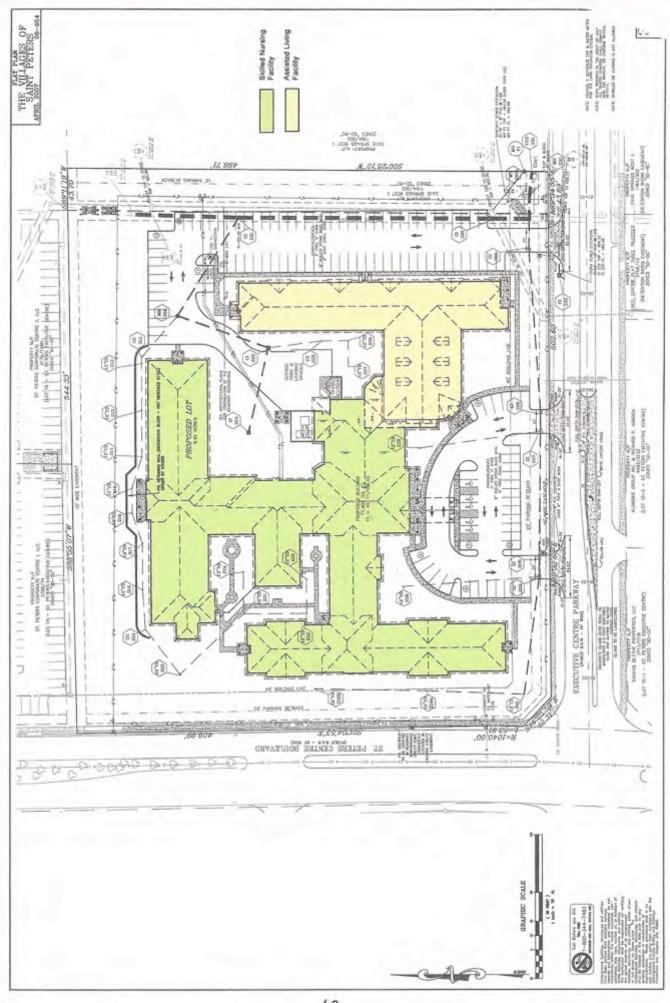
Notes





All rights reserved. Use subject to License/Copyright | Map Legend

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A003

BUNDY, YOUNG, SIMS & POTTER, INC.

FIRE PROTECTION LEGEND

NISSOUR SANT PETERS, THE VILLAGES OF SAINT PETERS A NEW SENIOR LIVING FACILITY

CODE SUMMARY	1-2 sethinosa, (busati susting, apoen com)	i-i settition, cessts uned	2006 BC N. (PRODUCED) 1627 MPA 52 THE V CHT)	No.	The terms of a content of the	P-1007, 20-0	20,760 SSF - 15F FLICE 7,481 SSF - 196 FLICE	MPH 13, PALT ANTIMOTIC	28 - PRVAC SATES 50 - STA PRICAT SATES	120 - MED 1276, 121 - PRAM 12413	
CODE	900-940 pag - 84	900/FWCY 79% - AL	DATRICTOR THE	BACHER HOST - SHT BACHER HEA - SHT		Managed HODEL - A.	MADRIC ARX - AL	SPENELTS DISTON	PONTON - SW	provides - A.	STATE OF STREET PARTY

PROPOSED DOUBLE OCCUPANCY AL SUITES

SACKE AREA 34, STIP SE

1-10.4 1-
--











BUILDING 1: 15,512 GSF 1/2 - SNF

BULDING 3: 22,780 GSF F1 - RCP; 1ST FLOOR







December 22, 2009

Mr. Tracy Cleeton, Program Specialist Department of Health and Senior Services 3418 Knipp Drive, Suite F Jefferson City, MO 65102-0570

Re:

St. Peters Senior Care, LLC

Dear Mr. Cleaton:

Please find enclosed architectural floor plans for St. Peters Senior Care's 52 ALF bed assisted living facility located in St. Peters, St. Charles County, Missouri. The floor plans are being submitted as part of the Certificate of Need application for the approval of 10 additional ALF bed licenses to accommodate couples at the facility.

Sincerely,

Alan R. Naul

DT 30+-133 5-28



CERTIFIED-FILED FOR RECORD Barbara J. Hall

Recorder of Deeds St. Charles County, MO BY: Kathy Awerswald

legal sine paper

### Recorder of Deeds Certificate St. Charles County Missouri

### NON-STANDARD DOCUMENT

This document has been recorded and you have been charged a \$25.00 non-standard fee pursuant to MSMo 59.310.3. This is the first page of your document--DO NOT REMOVE.



Barbara J. Hall Recorder of Deeds 201 North Second Street, Suite 338 St. Charles, MO 63301

U S TITLE CO BOX

UST 7-05208

Space Above for Recorder's Use Only

DOCUMENT COVER SHEET

TITLE OF DOCUMENT:

Construction Deed of Trust, Security Agreement, Assignment of Rents and Leases and Fixture Filing

DATE OF DOCUMENT:

March 15, 2007

GRANTOR:

ST. PETER'S SENIOR CARE, LLC

Mailing Address:

1500 Waters Ridge Drive Lewisville, Texas 75057

GRANTEE:

CITIBANK, N.A.

Mailing Address:

5257 Buffalo Gap Road Abilene, Texas 79606

LEGAL DESCRIPTION:

See Exhibit A

REFERENCE BOOK & PAGE:

None

2ec7e426080327350 4/5 Bk:DE4736 Pg:253

EXHIBIT "A"

Legal Description

File No. 7-05208

### PARCEL 1:

Lot 1C of Resubdivision of Lot One of St. Peters Executive Centre Plat Two, according to the plat thereof recorded in Plat Book 39 page(s) 131 of the St. Charles County Records.

### PARCEL 2:

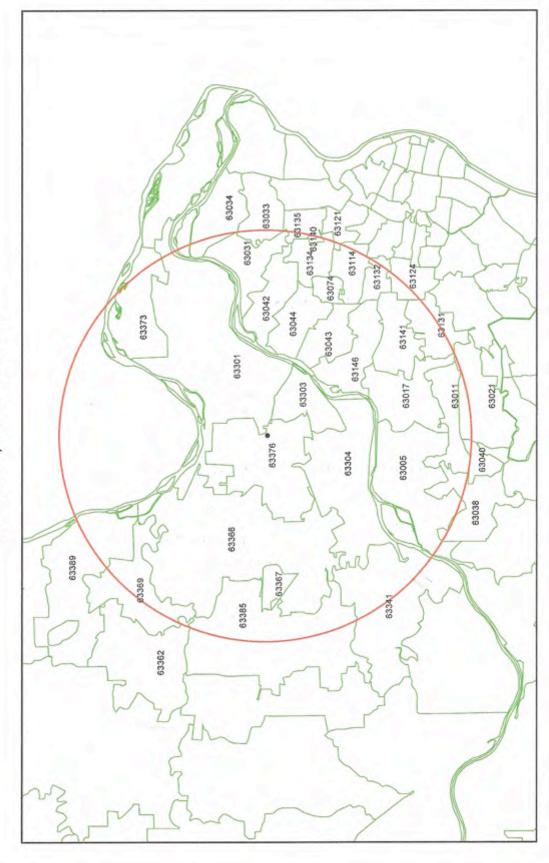
Non-Exclusive Easement for the benefit of Parcel No. 1 as created by Easement Agreement recorded in Book 2583 page 1017 of the St. Charles County Records.

### PARCEL 3:

Page attached:

# CON 15 Mile Radius

St Peters Senior Care 5400 Executive Centre Parkway St Peters, MO 63376



### St Peters Senior Care 5400 Executive Centre Parkway St Peters, MO 63376

### 2015 Population Projections

				P	DJUSTED
ID	ZIP Code	County County Name	Total Population	Pop. 65 & Over	POP 65+
63362	63362	113 Lincoln	8301	-610	0
63369	63369	113 Lincoln	3046	339	203
63389	63389	113 Lincoln	7052	708	212
63301	63301	183 St Charles	50909	12338	
63303	63303	183 St Charles	58223	8987	
63304	63304	183 St Charles	59542	7394	
63341	63341	183 St Charles	4867	657	263
63366	63366	183 St Charles	96511	11929	
63367	63367	183 St Charles	11479	2346	
63373	63373	183 St Charles	458	104	94
63376	63376	183 St Charles	93751	11046	
63385	63385	183 St Charles	19858	3402	1701
63005	63005	189 St Louis Co	23110	1357	. , - ,
63011	63011	189 St Louis Co	38931	6109	
63017	63017	189 St Louis Co	40635	8646	
63021	63021	189 St Louis Co	58784	5199	513
63031	63031	189 St Louis Co	44982	7302	
63033	63033	189 St Louis Co	42388	7896	790
63034	63034	189 St Louis Co	18401	2320	232
63038	63038	189 St Louis Co	6802	<del>518</del>	104
63040	63040	189 St Louis Co	12638	849	8.5
63042	63042	189 St Louis Co	17396	2447	
63043	63043	189 St Louis Co	20648	2559	
63044	63044	189 St Louis Co	11555	2206	
63074	63074	189 St Louis Co	13748	2506	
63114	63114	189 St Louis Co	33765	-5465	4919
63121	63121	189 St Louis Co	25686	3574	0
63124	63124	189 St Louis Co	9140	-2880	526
63131	63131	189 St Louis Co	15183	<del>3100</del>	2170
63132	63132	189 St Louis Co	12101	2171	1954
63134	63134	. 189 St Louis Co	10824	1486	
63135	63135	189 St Louis Co	20209	-3183	318
63140	63140	189 St Louis Co	646	-64	32
63141	63141	189 St Louis Co	18649	4013	
63146	63146	189 St Louis Co	28037	5507	
					11- 244
Total Pop	oulation		938,255	141,148	112,344

### Public Notice Published in the December 23, 2009 edition of the Suburban Journals

St. Peter's Senior Care, LLC and St. Peter's Operations, LLC invite public comment regarding its proposal to seek approval for the addition of 10 assisted living beds to their Villages of St. Peter's facility located at 5400 Executive Centre Parkway in St. Peters. A Certificate of Need application seeking state approval of this project is being submitted to the Missouri Health Facilities Review Committee. Comments or questions should be addressed to:

Executive Director The Villages of St. Peter's 5400 Executive Centre Parkway St. Peters, MO 63376 December 18, 2009

Mr. Thomas Piper, Director Certificate of Need Program P.O. Box 570 Jefferson City, Missouri 65102

Dear Mr. Piper:

The opening of The Villages of St. Peters assisted living and skilled nursing facility has been providing outstanding care for the elderly citizens of our community.

I understand, however that the facility needs to obtain an additional license to accommodate couples in the assisted living section. I encourage the Certificate of Need committee to approve of such a license to provide additional services for our elderly citizens.

Please express my thanks to StoneGate Senior Care and the Certificate of Need committee for responding to the needs of the seniors in our community.

Alizabeth Morgenthalet Apr. 102

Thank you,

### DIVIDER III. SERVICE SPECIFIC CRITERIA AND STANDARDS:

1. FOR ICF/SNF BEDS, ADDRESS THE POPULATION-BASED BED NEED METHODOLOGY OF FIFTY-THREE (53) BEDS PER ONE THOUSAND (1,000) POPULATION AGE SIXTY-FIVE (65) AND OLDER.

Not Applicable.

2. FOR RCF BEDS, ADDRESS THE POPULATION-BASED BED NEED METHODOLOGY OF SIXTEEN (16) BEDS PER ONE THOUSAND (1,000) POPULATION AGE SIXTY-FIVE (65) AND OLDER.

Population data provided by DHSS along with estimated zip-code adjustments are included in Divider II. Inventory data for the 15-mile radius is included in this Divider. The 2015 15-mile radius bed need is as follows.

Unmet Need =  $(16 \times P) - U$ 

Where:

16 = ALF/RCF need rate per 1,000 population age 65+

P =Year 2010 population in the 15-mile radius

U = Number of existing and approved beds in 15-mile radius

Unmet Need =  $(0.016 \times 112,344) - 1,796 = 2$  beds needed

3. DOCUMENT ANY ALTERNATE NEED METHODOLOGY USED TO DETERMINE THE NEED FOR ADDITIONAL BEDS SUCH AS LTCH, ALZHEIMER'S, MENTAL HEALTH OR OTHER SPECIALTY BEDS.

The applicant is aware that the Missouri Health Facilities Review Committee (MHFRC) has proposed to increase the ALF/RCF bed need standard from 16 to 25 beds per 1,000 population age 65 and older. St. Peter's Senior Care, LLC agrees with that standard and requests that the Committee consider it in determining need. Using 25 beds per 1,000 the ALF/RCF bed need is:

Unmet Need =  $(25 \times P) - U$ 

Where:

25 = ALF/RCF need rate per 1,000 population age 65+

P = Year 2010 population in the 15-mile radius

U = Number of existing and approved beds in 15-mile radius

Unmet Need =  $(0.025 \times 112,344) - 1,882 = 1,013$  beds needed

4. FOR ANY PROPOSED FACILITY WHICH IS DESIGNED AND OPERATED EXCLUSIVELY FOR PERSONS WITH ACQUIRED HUMAN IMMUNODEFICIENCY SYNDROME (AIDS) PROVIDE INFORMATION TO JUSTIFY THE NEED FOR THE TYPE OF BEDS BEING PROPOSED.

Not Applicable.

# Six-Quarter Occupancy of Residential Care and Assisted Living Facility Licensed and Available Beds

Type ID County	Facility Name (if bold, no response)	Address	City	dig	Bb.	ALF RCF Total	Total	Aveil	Occupit A	A Aveil	80 40	Per Crays	AVEL DO	SCHOOL 15	Avni	Decino *** The	B 분	III Octub	S	Avril O	Avril Codac
UR Schuyler	no facilities)				0	1	10					İ									
Stintones for School		Number of Liets in Suitionalia.			0	-	0 0			-							1				
Figure Section Sections	Sentand Co Rosidential Terrado.	Route 1, Box 52	Vembre	00500	6	92 0	100	2,048	728 28	28.05 2.578	78 943	36.65	2,576	1,220 47.45	2,820	1,107 43	415% 2,548	1,035	5,917	2,575	1,356 31/11
UR sur Sect.	Chattee ROF1	537 West Vockur	Charles	83746	. P			20040					2,370	Parent and	-	1,307		- 4			
100 (3000)	Dotories Manor, LLC	807 W Waldna	Sinneton	RSSDA	0		2 30	ű.	-	2	D40, 1,940	SOUND A		1,840 J9GA	1,400	1,800 300			1000		1,748 9501
THE THY DOOR IS SOME	Green Meadows Hetme Home		Simetion	10889	0 0		9 6	5,367		91.9% 3,404	eri .	-			3330						3,404 10
14 US Shirts Sport	Summing Class Village	18 10 10 10 10 10 10 10 10 10 10 10 10 10	Soot City	63780	0 0	1 00	8 3	1,820	1 547 85	R505 1840	40 1 564	BSITE A	1840	1.584 85mm	1800	1 590 HS	HSIT 1.820	M 1838	SHOP	1.840	1472 ADM
644	7	S39 North West St.	Sheston	10800	0												50			3.884	
Subtotals for Scott	\	Number of Lintis in Subtossifi.			43		0 172	100	1	93.2% 12,104	100	32.846		10,469 794	12,870		STOR STOR	151	81.15	100	10,797 82.1%
R ton comm. Spannich	Hatto Have	Hor 1 Day 23F	Eminence	99990	0	0 16		1,496	1274 87	87.3% 1,472	72 1,288	87.54	1,472	1,380 93.8%	191	1,350 93	99.87 1,365	38. 1,385	100,05	7.472	1380 918
B 101 0015s Sharmon	Hargo-Farrier U	HCR-1 Box 23F	Eminance	4648A	0	0	1 1	637	548 NS		844 844	4 retains	848	552 NST1	000	580 83		Sec. 548	1000	644	552 857
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# Six-Quarter Occupancy of Residential Care and Assisted Living Facility Licensed and Available Beds

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The control of course that the community of course that the community of course that the cours				• 8 • 2 • 4 8 • 6 • 6 • 8 • 8 • 8 • 8 • 8 • 8 • 8 •		1,000 (41.4) (41		이 마이님의 그가 이렇게 다 먹었다. 시에 없는 아이를 되었다면 하다 하다 하다.		그는 150 1500 150 다시 그래요 그녀들이 그래요 그래요 그래요	1,597 1,045 1,045 4,385 1,045 1,							
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Annual Control of the		394998660299698983888				819 010 1388 1388 1388 1388 1388 1388 1488 1488	그 그 그래요 하다시다. 그리고 이 그리고 그리고 그리고 그리고 있다.	[1]		중 기원보다 한다면도 2000년 다	853 853 853 155 196 196 196 196 196 196 196 196 196 196		000 041				1,104	181
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The state of the s				2004		819 010 1,008 1,00	그래요 ' '' '' '' '' '' '' '' '' '' '' '' ''	그래 나는 게임하다 하는 것이 바다가 살아내려면 하는데 없다.		七名五十五四万万万 4	950 952 952,1 961,4						0.00	10 mag
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Section 2 Long Controller of the Property of t		*************				010 1,386 1,386 1,386 1,386 1,386 1,186 1,		점, 그래 없이 없는 것이 해 되었습니다. 그렇게 하네요?		HMAHANKKK A	1,522 1,090 4,090	96.5%	800 000		G10 010			SOUTH WEST
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### DIVIDER IV. FINANCIAL FEASIBILITY REVIEW CRITERIA & STANDARDS:

1. DOCUMENT THAT THE PROPOSED COSTS PER SQUARE FOOT ARE REASONABLE WHEN COMPARED TO THE LATEST "RS MEANS CONSTRUCTION COST DATA".

Not applicable. There are no construction costs associated with this proposal.

2. DOCUMENT THAT SUFFICIENT FINANCING IS AVAILABLE BY PROVIDING A LETTER FROM A FINANCIAL INSTITUTION OR AN AUDITORS STATEMENT INDICATING THAT SUFFICIENT FUNDS ARE AVAILABLE.

Not applicable. There is no financing required to implement this proposal.

3. PROVIDE SERVICE-SPECIFIC REVENUES AND EXPENSES (FORM MO 580-1865) PROJECTED THROUGH THREE (3) YEARS BEYOND PROJECT COMPLETION.

The Service-Specific Revenue and Expense form is included in this Divider.

4. DOCUMENT HOW PATIENT CHARGES WERE DERIVED.

The current average charge for assisted living services at the St. Peter's Senior Care is \$135.65. Projected average charges for the next three years of operation are as follows:

YEAR	Average Charges
2010	\$135.65
2011	\$138.36
2012	\$141.13

5. DOCUMENT RESPONSIVENESS TO THE NEEDS OF THE MEDICALLY INDIGENT.

The Villages of St. Peter's serves all persons in a caring environment and as such assists all residents in accessing all levels of care and other assistance as needed and available. Assistance in accessing available ALF patient care services is provided to our residents. At this time there are no ALF-specific governmental programs available to address the need for patient accommodations.

### SERVICE-SPECIFIC REVENUES AND EXPENSES

### Historical Financial Data for Latest Three Years plus Projections Through Three Years Beyond Project Completion

(Use an individual form for each affected service with a sufficient number of copies of this form to cover entire period, and fill in the years in the appropriate blanks.)	2009	Year 2010	2011
Amount of Utilization:*	9,966	18,932	20,367
Revenue:			
Average Charge**	\$136	\$136	\$138
Gross Revenue	\$1,351,888	\$2,568,126	\$2,817,978
Revenue Deductions	0	0	0
Operating Revenue	1,351,888	2,568,126	2,817,978
Other Revenue	10,000	10,000	10,000
TOTAL REVENUE	\$1,361,888	\$2,578,126	\$2,827,978
Expenses:			
Direct Expense			
Salaries	134,541	255,582	274,955
Fees	81,713	154,688	169,679
Supplies	169,422	328,281	360,227
Other =	520,807	773,469	813,907
TOTAL DIRECT	\$906,483	\$1,512,020	\$1,618,768
Indirect Expense			
Depreciation -	436,300	436,300	436,300
Interest***	465,000	465,000	465,000
Overhead**** ==	0	0	0
TOTAL INDIRECT	\$901,300	\$901,300	\$901,300
TOTAL EXPENSE	\$1,807,783	\$2,413,320	\$2,520,068
NET INCOME (LOSS): -	-\$445,895	\$164,806	\$307,910

<sup>\*</sup> Utilization will be measured in "patient days" for licensed beds, "procedures" for equipment, or other appropriate units of measure specific to the service affected.

<sup>\*\*</sup> Indicate how the average charge/procedure was calculated.

<sup>\*\*\*</sup> Only on long term debt, not construction.

<sup>\*\*\*\*</sup> Indicate how overhead was calculated.

### SERVICE-SPECIFIC REVENUES AND EXPENSES

### Historical Financial Data for Latest Three Years plus Projections Through Three Years Beyond Project Completion

Use an individual form for each affected service with a sufficient number of copies of this form to cover entire perio and fill in the years in the appropriate blanks.)	od. 2012	Year 20??	20??
Amount of Utilization:*	20,367	0	0
Revenue:			
Average Charge**	\$141	\$0	\$0
Gross Revenue	\$2,874,395	\$0	\$0
Revenue Deductions	0	0	0
Operating Revenue	2,874,395	0	0
Other Revenue	10,000	. 0	0
TOTAL REVENUE	\$2,884,395		\$0
Expenses:			
Direct Expense			
Salaries	280,454	0	0
Fees	173,064	0	0
Supplies	367,432	0	0
Other	825,386	0	0
TOTAL DIRECT	\$1,646,336		\$0
Indirect Expense			
Depreciation	436,300	0	0
Interest***	465,000	0	0
Overhead****	0	0	0
TOTAL INDIRECT	\$901,300	\$0	\$0
TOTAL EXPENSE	\$2,547,636		\$0
NET INCOME (LOSS):	\$336,759	<u>\$0</u>	\$0

<sup>\*</sup> Utilization will be measured in "patient days" for licensed beds, "procedures" for equipment, or other appropriate units of measure specific to the service affected.

<sup>\*\*</sup> Indicate how the average charge/procedure was calculated.

<sup>\*\*\*</sup> Only on long term debt, not construction.

<sup>\*\*\*\*</sup> Indicate how overhead was calculated.

### JOHN RILEY ELDER CARE & COST CONSULTANTS, INC.

10733 Sunset Office Drive, Suite 248 St. Louis, Missouri 63127-1022

Phone: 314-965-9801 Fax: 314-965-2599

JAN 13 2010

RECEIVED

January 11, 2010

Mr. Thomas Piper Certificate of Need Program Missouri Health Facilities Review Committee P.O. Box 570 Jefferson City, Missouri 65102

Dear Mr. Piper,

I am writing to you in support of the Alexian Brothers Sherbrooke Village certificate of need application for a hospice expansion at the South St. Louis County campus. I applaud their efforts to build a hospice facility to meet the specific needs of our seniors.

I am very familiar with the care at Sherbrooke Village over the last 20 years in my role as a family and resident advocate. I usually have at least 6 residents at Sherbrooke Village at any given time. The care at Sherbrooke Village is outstanding. I work with 700 to 1,000 long term care residents each year in the St. Louis area and have found Sherbrooke Village to provide a consistently excellent living arrangement for my clients requiring residential care and long term nursing home care. Sherbrooke Village is on my referral list as one of the top 10 facilities in this region based on the feedback I receive from my satisfied clients. The only negative comment that I hear about Sherbrooke Village is that they are usually full and often unavailable to my residents in immediate need.

I hope they will be able to expand their services to include the needed hospice skilled nursing services. This would be an exciting addition to our region with a hospice facility providing the dignity of private rooms in a home like atmosphere for our seniors in their final days. Please, grant this certificate of need to enrich the final days of our residents.

Sincerely,

ohn W. Riley, President

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CC: Mr. Richard Watters, Attorney at Law

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8702 Manchester Road Brentwood, MO 63144 www.licop-stl.org 314.918.8222 toll free: 1.866.918.8222 fax: 314.918.9188

CERTIFICATE OF NEED PROGRAM

JAN 13 2010

RECEIVED

1/11/2010

**Board of Directors** 

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Martha C. Brown Vice Chair

Lori Winter Secretary

Josiah Robertson Treasurer

Charles DiMercurio Barth A. Holohan III Stephen L. Paur Carroll Rodriquez Gail Rucker Ursula N. Shaner Tracey Swabby Jan Tonsing

Maureen Hill Executive Director Mr. Thomas Piper, Director Certificate of Need Program

Missouri Health Facilities Review Committee

Post Office Box 570

Jefferson City, Missouri 65102

Dear Mr. Piper;

The Long Term Care Ombudsman Program (LTCOP) is a federally mandated program that advocates for residents in long-term care facilities. Our goal is to educate residents on their rights and to serve as advocates when they feel their rights are not being honored. LTCOP and Alexian Brothers Sherbrooke Village (ABSV) have had a 20 year relationship working together to meet the needs of seniors in long-term care. LTCOP and ABSV have partnered together on many community initiatives to help inform and educate the community on the issues effecting seniors (Guides & DVD's). ABSV has a unique program called the "Highway to Heaven" which is a program that offers compassion and care to the recently departed. The State Ombudsman Office has requested that this program be shared with different parts of the State as a model to follow to offer residents dignity and respect once they have departed.

LTCOP also keeps vacancy lists of all the skilled facilities. Over the years ABSV is consistently close to capacity or at full capacity. The Alexian Brothers have a 140 year history of serving residents at all economic levels in the St. Louis area.

ABSV is now looking to expand and add on 12 beds for hospice care. This expansion would allow the Alexian Brothers to continue their ministry of caring for those who are aged, sick and dying for over 800 years. The expansion is based on the neighborhood concept as opposed to the current institutional physical plant allowing for a higher quality of personal life. The new setting will allow for greater individual dignity and comfort. Each resident will reside in a private room with a private bath. ABSV continues to



meet resident's needs when their resources have been depleted by not discharging them for financial reasons.

As the Director of Ombudsman Service I strongly feel that this addition to ABSV will help make the community stronger and more able to meet the needs of the citizens of the St. Louis area. Please feel free to contact me with any question. I can be reached at 314.18.8222.

Sincerely;

Cheryl J. Wilson, MS

Director of Ombudsman Services

Chery Od. Wilson

Long Term Care Ombudsman Program

8702 Manchester Road

Brentwood, MO 63144

314.918.8222

Cc: Mr. Richard Watters

**CERTIFICATE OF NEED PROGRAM** DEC 3 1 2016 RECEIVED

December 30, 2009

Mr. Thomas Piper Certificate of Need Program Missouri Health Facilities Review Committee Post Office Box 570 Jefferson city, MO 65102

Mr. Piper,

I have recently received information that Alexian Brothers/Sherbrook Village is planning to expand and part of this project includes a 12 bed palliative care unit accessible to hospice patients. I want to express strongly that this is a much needed service in the St. Louis community and that the Alexian Brothers have a proven track record in providing excellence in patient care to people facing a terminal illness. Over 4,700 patients are enrolled in hospice annually in the St. Louis and St. Louis County area. Over 50% of all deaths continue to occur in St. Louis area hospitals and many of them received care through emergency rooms and hospitals because an alternative was not available. More and more, hospice is being accepted as an alternative to care and The Alexian Brothers have worked with area hospices for at least 20 years to provide this care.

As a reference I have worked in the St. Louis community as a hospice nurse and served on several state wide committees including the Missouri Medicaid Hospice ad.hoc. Committee as Committee Chair and on the Missouri Bureau of Home Health and Senior Services with Lois Kollmeyer and now Lisa Coots over a 25 year period. Both of these committees involve hospice services.

I have worked in hospice for 28 years and with the Alexi an Brothers Healthcare system for at least 20 of those years. Theirs is a mission of caring for the elderly, the sick and the persons facing a terminal illness. The Alexian Brothers has chosen to work with many different hospice programs allowing patients and families to choose their own providers. In addition to this, the Alexians have published an exceptional informational guide about end of life care in meeting the needs of these patients and created programs to honor those people who have died while under their care. Their "Highway to Heaven" program embraces the value individuals who have died and offers a unique opportunity to provide dignity to them and support to their families.

Alexian Brothers Sherbrook Village, a leader in healthcare community, is at or near capacity at all times and this expansion and type of care would provide access for hospitals to move patients out of the acute level of care and access more appropriate palliative and supportive care. Having patients in a unit like this will assist patient and

families in making important end of life care decisions when aggressive hospital care can no longer offer a return to a higher level of health, possibly preventing inappropriate hospitalizations. This new setting would allow for greater individual dignity and comfort for the patient and the family, allowing for more privacy and autonomy.

The need for quality end of life care is growing and will continue to grow as the baby boomers enter their golden years. Alexian Brothers and many health care providers have recognized that alternatives to aggressive treatment in hospitals are needed especially in the last 2 months of life. Allowing Sherbrook to develop this unit with support of the community and community providers does two things. It allows access to a compassionate approach to care that is needed in the immediate and surrounding community and provides a more appropriate approach to end of life care instead or expensive emergency room visits and hospitalization. Sincerely,

Matt Brauss RN, CHPN

man Brana

Cc: Richard Watters



CERTIFICATE OF NEED PROGRAM

DEC 28 2009

RECEIVED

Dennis B. Mertz Mavis Kennedy, CELA \* Christine F. Hart

\*Certified Elder Law Attorney

A limited liability company consisting of member LLCs 5520 Telegraph Road, Suite 104 Saint Louis, Missouri 63129 Telephone: (314) 845-0541

Facsimile: (314) 845-0573

www.STLseniorlaw.com

December 23, 2009

Thomas Piper, Director Certificate of Need Program Missouri Health Facilities Review Committee Post Office Box 570 Jefferson City, Missouri 65102

Re:

Application of Alexian Brothers Sherbrooke Village to expand its facility on its existing parcel of real estate located at 4005 Ripa Avenue, St. Louis, Missouri 63125 for the purpose of providing additional private rooms to

its clients

Dear Mr. Piper:

This is to evidence my strong support for the pending application of Alexian Brothers Sherbrooke Village located at 4005 Ripa Avenue, St. Louis, Missouri 63125 for authority to expand its current facilities to better provide for the needs of its clientele including providing twelve additional private rooms.

Based on our firm's experience, our clientele who primarily reside in South St. Louis County and the southern portion of the City of St. Louis have limited alternatives for high quality skilled nursing care. In addition, there are few alternatives for private rooms when many of our families prefer private rooms over semi-private rooms. There was one case where I was the health care delegate for an eighty-eight year old lady who had to wait more than two years for a private room. She lived four additional years with dignity that her private room provided her. She could have friends over for her birthday celebrations. She could listen to the television as often and as loud as she wished and in conclusion she was able to maintain the pleasures that one has in their own home but clearly do not have in sharing a relatively small room with a roommate who is a usually a total stranger.

In addition to the actual roommate the family, visitors and medical personnel of the roommate subtract from the quality of life of the other resident.

In conclusion there is clearly a need and the desire in the community for additional private rooms.

Two other unique aspects of Sherbrooke Village is the fact that the facility is located at the end of a cul-de-sac thus there is no through traffic and the existing facility is surrounded by trees. Many of my clients have enjoyed the wild life that they are able to observe outside their windows and seasonal changes in the foliage of the trees. In essence the residents and well as



Thomas Piper December 23, 2009 Page 2

the employees enjoy living and working in a rural setting right in the middle of a metropolitan area.

Lastly and perhaps most important is the hands-on ministry that is provided on a daily basis through the pro-active ministry efforts of not only the priest and minister who are on staff and visit the facility on a regular basis but that of the administrative and medical staff. The community provides a spiritual and intimate level of communication with the residents and their families. One of the most moving experiences I have recently had was to attend a periodic memorial service that Sherbrooke conducts in memory of those who have passed since the previous service. The service is a final tribute that the staff provides to the deceased which provides great benefit not only to the family members who attend but to the staff at Sherbrooke who have cared for those who have passed, on occasion for many years.

My association with Sherbrooke Village began approximately thirteen years ago when one of my clients was a resident in the skilled nursing portion of Sherbrooke Village. Since that time, I have represented over fifty persons who have resided in the facility. Approximately ten percent of my clients resided in the independent/assisted living unit with the remainder being residents in the skilled nursing units. In reviewing our records, approximately fifteen of those were advised by our firm to seek placement at Sherbrooke. Having specialized in providing legal services to older citizens, including the elderly (which our firm defines as those who are approaching old age), we always include Sherbrooke in recommending facilities our families should look into because of the caring, attentive, and family-like relationships that the staff, from the administrator down to the service personnel have towards the residents. I have observed, directly and indirectly, the efforts that are made by the senior staff to not only treat the residents as they would their own family but the dignity they demonstrate toward their employees which serves as a model for other employees and in my opinion is one of the reasons that the facility has a relatively low turn-over rate.

At this time, I represent five residents in the skilled nursing units, two of whom reside in private rooms. My background includes being a licensed attorney in the practice of law in the St. Louis area for thirty-nine years and have specialized in providing services to seniors/elderly since 1991. I have been a member of the National Academy of Elder Law Attorneys, Inc. since 2001 and I am a member of the Elder Law and Probate Sections of the Missouri Bar.

If I can provide any additional information or if you have any questions concerning my comments, please do not hesitate to contact me.

Very truly yours,

SOUTH COUNTY SENIOR LAW & ESTATE PLANNING CENTER. LLC

Dennis B. Mertz

DBM/rk

CC: Richard Watters, Esquire, Lashly & Bear, PC

### Timothy Lutheran Church

6704 Fyler Avenue • St. Louis, Missouri 63139 • (314) 781-8673

Senior Pastor: Ronald Rall Associate Pastor: Bill Wilson

December 23, 2009

**C**ERTIFICATE OF NEED PROGRAM

DEC 28 2009

RECEIVED

Mr. Thomas Piper Certificate of Need Program Missouri Health Facilities Review Committee Post Office Box 570 Jefferson City, MO 65102

Dear Mr. Piper,

I am writing this letter in support of the request by Alexian Brothers to expand their care facilities at Sherbrooke Village. The addition of twelve SNF Hospice Beds will enable them to continue to provide the high quality of care to those who are dying in a unique setting that will allow caregivers and family to interact easily in providing hospice care.

I have been involved in bringing pastoral care to the Lutheran residents of Sherbrooke Village for a number of years and I have always been impressed by the care and attention residents receive from the staff there. The pastoral care staff is also cooperative and helpful in ensuring that each resident is provided with pastoral care.

There is an urgent and growing need for hospice care in residential care communities. Granting the request of Alexian Brothers to expand their hospice care service will help to meet this critical need. The model being proposed – private rooms in a non-institutional setting – will allow a very personal level of care to be provided to those who are dying.

I certainly recommend approval of this request. Alexian Brothers has both the commitment and vision necessary to provide this very specialized kind of care.

In His Service,

Ronald Rall, Pastor

Timothy Lutheran Church

cc Mr. Richard Walters
Lashley & Baer PC
714 Locust
St. Louis, MO 63101

DEC 24 2009

RECEIVED

Mr. Thomas Piper, Director Certificate of Need Program Missouri Health Facilities Review Committee P.O. Box 570 Jefferson City, MO 65102

Dear Mr. Piper,

I would like to take a moment to express my support for the expansion of Alexian Brothers Sherbrooke Village (ABSV) new facility that is being proposed to you. As a member of the South St. Louis Community, I look forward to the potential of new jobs added to the area. This would not only benefit those who need work, but local businesses' as well.

I just recently helped place a long-time friend in the Residential Care Facility at ABSV. Due to the lack of availability, he could not move in at the time he wanted, fortunately for him it was not an emergent matter and he was able to wait until a room became available. However, some need placement right away and families are at a loss as to what to do and either place their loved one in a facility farther away from home or one less then desirable.

As the younger population ages, the need for private rooms and a "neighborhood" setting rather then a traditional "nursing home" setting is more appropriate since more and more people are staying in their homes as long as they can. The transition from home to a nursing home is not easy on the resident or the family. Several years ago I placed my aunt at ABSV. Having her move from her home to sharing a room with a total stranger with only a few of her personal belongings was traumatic to her. It is so easy to lose your dignity the minute you walk in the door, and a new facility with a neighborhood like setting with private rooms would help the resident get quality care with the respect they deserve. When she reached her final days and was on hospice, she required additional care and staff were in and out of her room constantly, with private hospice rooms the family and staff can spend their final hours with their loved one without disrupting the roommate and their visitors. The thought and consideration in the planning of this facility is a win-win situation for everyone involved and I hope this expansion will be approved.

Sincerely,

Trank K. Spinner

# The Nept Step/ElderAssist®

# Elder Care Consultants

December 22, 2009

Mr. Thomas Piper, Director Certificate of Need Program Missouri Health Facilities Review Committee Post Office Box 570 Jefferson City, MO 65102



Re:

Alexian Brothers - Sherbrooke Village

4005 Ripa Avenue St. Louis, MO 63128

Dear Mr. Piper:

For the last 13 years, I have helped older people and those with disabilities locate appropriate housing. One lovely woman was able to move into Sherbrooke's Residential Care facility and remained there for five years. I assisted this woman during that time and cannot speak highly enough about the care she received. And, the ministry of the Alexian Brothers for those who are dying was a blessing to this woman, her son, and her family.

Sherbrooke's proposed new housing would have a home-like environment with a neighborhood concept. The private rooms, away from the normal institutional setting, would provide an even higher quality of life for older people.

Unfortunately, almost every time I call Sherbrooke looking for a bed in the nursing unit, I am told there is no availability. There is definitely a need for more beds at Sherbrooke Village.

Sincerely,

Diane M. Smith MS CMC Geriatric Care Manager

cc: Mr. Richard Watters, Lashly & Baer PC, 714 Locust, St. Louis, MO 63101



CERTIFICATE OF NEED PROGRAM

DEC 23 2009

RECEIVED

**Gerontology Graduate Program** 

School of Social Work 134 Bellerive Hall (south campus) One University Blvd University of Missouri - St. Louis

Office: (314) 516-5280 Fax: (314) 516-6416

St. Louis, MO 63121-4499

December 21, 2009

Thomas Piper Certificate of Need Program Missouri Health Facilities Review Committee Post Office Box 570 Jefferson City, Missouri 65102

Dear Mr. Piper:

Re:

Certificate of Need - Alexian Brothers Sherbrooke Village

I am pleased to write this letter of support for the *Certificate of Need* application of Alexian Brothers Sherbrooke Village (ABSV) in St. Louis. It is my understanding that ABSV maintains occupancy levels near or at capacity and wishes to expand hospice services by 12 skilled beds. This makes good sense to me.

ABSV is a very well-managed, multi-level care facility for senior adults with a variety of health and functional needs. I am quite familiar with the facility, as a number of my Gerontology graduate students have completed their practicum experiences there. The ABSV model allows senior adults to age in place, starting in an independent setting, moving to assisted living when necessary, and finally receiving care in a skilled setting when health changes warrant it. End of life care comes next.

The Director of ABSV, Michael Roth, is an innovator and leader in the provision of dignified care for senior adults, especially those in the final days of life. I teach about end of life care, and I know hospice services to be sorely needed in Missouri and other states. While much hospice care happens in the home, many individuals would choose in-patient hospice care (if beds were available) so as to relieve close family of this burden. The addition of these 12 beds fits well with local needs, I believe, and ABSV's commitment to quality end of life care (e.g., as evidence by their nationally acclaimed "Highway to Heaven" Program).

Thank you for your kind consideration of this letter and the ABSV application. Best wishes.

Respectfully,

Thomas M. Meuser, PhD

Director, Gerontology Graduate Program

Associate Professor of Gerontology & Social Work

homan M. Meuren

(314) 516-5421 - Office; <u>meusert@umsl.edu</u>

Michael Roth, Director, Alexian Brothers Sherbrooke Village Richard Watters, Lashly & Baer PC

DEC 2 2 2009

December 18, 2009

RECEIVED

Mr. Thomas Piper, Director Certificate of Need Program Missouri Health Facilities Review Committee Post Office Box 570 Jefferson City, Missouri 65102

Dear Mr. Piper:

It is with great enthusiasm that I write in support of Alexian Brothers Sherbrooke Village and their certificate of need application for an expansion. I have been associated with the Alexian Brothers and this facility for more than 20 years both as physical therapy practitioner and a health professions educator.

Sherbrooke Village is a leader in rehabilitation services and comprehensive senior living services. The Alexian Brothers mission and dedication to the elderly and to those who are ill is practiced through guaranteeing the quality of life of every individual. This includes a continuum of services from wellness to the end of life. The rehabilitation services rival rehabilitation hospitals in discharge to home outcomes.

As we baby boomers begin to age, clearly there will be a need for more rehabilitation and long term care living facilities. As a leader and an innovator, Sherbrooke Village has demonstrated their ability to provide quality services which respect individual dignity. The proposed design of their expansion and the "neighborhood" concept allows for privacy in individual rooms and a truly "like home" atmosphere. Today's seniors demand this type of facility and services.

In summary, Alexian Brothers Sherbrooke Village deserves your approval to expand their ability to serve our community. I urge you and your committee to approve their certificate of need application.

Sincerely,

Charles J. Gulas, PhD, PT, GCS

Dean, School of Health Professions

DEC 2 1 2009

Mr. Thomas Piper, Director
Certificate of Need Program
Missouri Health Facilities Review Committee Post Office Box 570
Jefferson City, Missouri 65102

Mr. Piper,

I am writing in support of the expansion of Alexian Brothers Sherbrooke Village, and the CON. It is my experience, from my perspective as a hospital case manager, that there is a shortage of SNF beds there. The reply from the admissions liaison is frequently that there are no beds available.

In working at St. Anthony's Medical Center, I find that our community lacks hospice beds as well. De Grieff hospice house at St. Anthony's Medical Center is usually on a waiting list. It would be welcome for a nursing home to have a wing dedicated to care of the terminally ill, with nurses well-versed in the compassionate care model, as opposed to curative model of care.

The idea of "neighborhoods" is also very appealing, as it imitates a less institutional feeling; more like home. I like the concept of "couples living" will offer a new opportunity for couples who are in differing stages of health. It will allow for the healthier, independent individual to get rest at night, while allowing trained staff to see to their spouse's needs.

The Alexian Brothers ministry is very passionate about caring for their customers as well as employees, and everyone in Sherbrooke Village that I have encountered has a very strong belief in their product/employer.

My husband's Mother spent a week in SNF in 2008, and the experience was very rewarding. I believe in them as well.

Respectfully submitted,

Lisa Eldridge, RN

SAPO Medicare Risk and Quality Coordinator

Office: 314-525-3449 Cell: 314-494-0161

Cc: Mr. Richard Watters
Lashly & Baer PC

714 Locust

St. Louis, Missouri 63101

**Tesson Heights Orthopaedic** & Arthroscopic Associates, P.C.

CERTIFICATE OF NEED PROGRAM

Stephen M. Benz, M.D. Total Joint Replacement/Sports Medicine/

Hand Specialist David B. Fagan, M.D.

Orthopaedic Surgery Robert I. Markenson, M.D. Orthopaedic Surgery

Thomas K. Lee, M.D. Spine Surgery/Orthopaedic Surgery DEC 2 1 2009

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Jacques S. Van Ryn, M.D. Total Joint Replacement/Sports Medicine/ Orthopaedic Trauma

Amy M. Zippay, M.D. Physical Medicine & Rehabilitation

Sarah E. Kessen, RN, MSN, ANP Adult Nurse Practitioner

Susan M. Morris, MSN, RN, FNP-C Family Nurse Practitioner

December 17, 2009

Mr. Thomas Piper, Director Certificate of Need Program Missouri Health Facilities Review Committee PO Box 570 Jefferson City, MO 65102

Dear Mr. Piper:

I would like to take this opportunity to express my full support of the expansion of Alexian Brothers Sherbrooke Village. As a physiatrist working with a group of orthopedic physicians in South County, I see a large volume of patients that could benefit from a short term rehabilitation setting. The private setting that they are proposing will greatly appeal to our seniors as well as the younger population that receives elective joint replacement. Alexian Brothers Sherbrooke Village is consistently faced with a shortage of short term rehabilitation beds so the expansion would allow them to further serve the community. Their reputation for superb rehabilitation services is in part to their devoted staff of in house therapists who treat patients seven days per week. The home like setting that they are developing will allow for patients to be more prepared for discharge home which will lead to a successful transition and a decrease in hospital readmissions.

The addition of the beds to serve those patients on hospice will also fulfill a shortage that we currently have in our community. The only freestanding hospice house that exists is consistently full with a waiting list. By Alexian Brothers Sherbrooke Village adding beds, they will be able to serve those at their end of life in an appropriate setting/

The Alexian Brothers has also lived by their mission and caring for the elderly and I would welcome any opportunity to expand these services for the community.

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Amy Zippay, MD

Physical Medicine and Rehabilitation

CERTIFICATE OF NEED PROGRAM

Mr. Thomas Piper, Director

DEC 2 1 2009

Missouri Health Facilities

RECEIVED

Jefferson City, Mo.

Dear Mr. Piper.

Alexian Brothers Sherbrooke Village has submitted an application to expand their ministry on Ripa Ave., St. Louis, Mo. This expansion would further meet the needs of the community. Expanded health care for Seniors, as well as others in the community, is a sorely needed service in our society.

I serve as a volunteer Ombudsman at this facility as well as a member of the Board of Directors for the Long Term Care Ombudsman Program. Also, my Mother was a resident at Sherbrooke for six years. I was always very satisfied with the care she received and the professionalism of the staff. If this were not my sincere and honest feelings I would not be sending you this letter of endorsement.

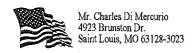
Thanks for your review and consideration for approval of this most worthwhile project!

Gratefully,

**Charles DiMercurio** 

**Ombudsman and Director** 

Long Term Care Ombudsman Program



Jim Weber Hospice Care Consultant AmHeart Hospice 314-989-9559 (O) 314-707-3304 (C) CERTIFICATE OF NEED PROGRAM December 17, 2009

DEC 2 1 2009

# RECEIVED

Mr. Piper;

My name is Jim Weber, and I have had a long time business as well as a personal relationship with Mike Roth and Sherbrooke Village. I currently oversee 78 skilled and assisted living facilities and find Sherbrooke to be among the very best.

My association with this facility dates back to 1992, and over the years I have seen a lot of changes, each one geared to provide better care.

They are a constant recourse to the community by providing health fairs as well as in-services, all addressing long term and end of life care. I have participated in several of them myself.

When they implemented the "Highway to Heaven" program, I thought what a great idea, not only for the resident and the family but also a way of closure for the staff.

When my Grandmother needed to be placed into a long term care facility I chose Sherbrooke because of the type of care that was always provided to our hospice patients.

When my Grandmother needed to be placed on hospice, Sherbrooke along with AmHeart showed her the respect and dignity she deserved in her final days. They accommodated my family with the support and privacy that was needed.

My father, more recently needed to be placed in a skilled facility for rehab, and again I chose Sherbrooke because of the care I know they provide. My father proved to be a challenge for them because of some of his demands, but again the facility worked with my family and me to provide a plan of care that addressed all his needs. The only time I became concerned, was when my father needed to be admitted to the hospital for treatment. I was not sure he would be able to return to the facility because a room may not be available. Working in hospice I learned the resident and the family become much attached to the caregivers and placing my father in another facility would not have been in his best interest. Working with the facility the issue was resolved. When I heard that Sherbrooke was looking into providing additional beds to be used for hospice, I was happy for them.

Although my experiences were very favorable with the facility, when the time came for my family members to be put on hospice, a hospice room would have made the final days more private for the family.

I have been working for hospice for seventeen years and I learned that dying is a very private time for the person on hospice as well as the family. It is a time best experienced in the company of loved ones and not shared with a roommate.

I am very excited for Mike and Sherbrooke and hope his vision for a hospice wing is realized in the near future.

Respectfully,

cc: Mr. Richard Watters

Jon Veper





24/7 Helpline 800.272.3900

www.alzstf.org

**St. Louis Chapter** 9370 Olive Boulevard St. Louis, MO 63132

314.432.3422 p 314.432.3824 f 800.272.3900 t **Southeast Missouri Office** 2411 Abbey Road Cape Girardeau, MO 63701

573.332.8170 p 573.332.8177 f Illinois Office 222 Goethe Avenue Collinsville, IL 62234

618.346.4073 p 618.346.4075 f 800.272.3900 t

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Vice Chair, Treasurer T. Jack Challis Jo Ann Arnold Morton Brown Michael J. Hughes Susan Kovacs Robert M. Ventimiglia

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800.272.3900 t 800.272.3

# alzheimer's $\bigcap$ association°

CERTIFICATE OF NEED PROGRAM

DEC 2 1 2009

RECEIVED

December 17, 2009

Mr. Thomas Piper Certificate of Need Program Missouri Health Facilities Review Committee Post Office Box 570 Jefferson City, Missouri 65102

Re: Letter of Support

Dear Mr. Piper:

I write this letter in support of Alexian Brothers Sherbrooke Village administration's request for a certificate of need review. I have discussed with Mike Roth the vision and plans for additional beds to be made available for a variety of elders. They are sensitive to the needs of those physically capable, early stage married residents with dementia, who need assisted living options that enable them to continue to reside safely with their spouses. They want to expand services to those needing additional rehabilitation services, as well as memory support communities. One of the most important aspects of this plan, for which 12 additional beds are needed per CON approval, is an end of life care program area, where a state of the art, end of life care can be provided with dignity and privacy. The suggested expansion is based on the neighborhood concept as opposed to a medical model allowing for a higher quality of life. It is humbling to note that every 71 seconds someone in America is diagnosed with dementia. In Missouri, 1381 death per year is attributed to Alzheimer's; the fifth leading cause of death for those aged 65 and older.

Alexian Brothers' historical mission and commitment is to provide the elderly with dignity during life and through the dying process. They are leaders in seeing the need to do this in the ways most supportive of families and least amount of disruptive to a room mate residing with the terminally ill person. Approval of the 12 beds allows persons to have quality time with families during their last remaining days. It is a very person centered and innovative response to customer needs. The new setting will allow for greater individual dignity and comfort. Each resident will have a private room and bath, sharing common spaces (dining, great room, Chapel, beauty shop) with others in the neighborhood. They and their families will have access to the unique spiritual care for which

Alexian Brothers Sherbrooke Village is well known. An example of this commitment to end of life compassion is their development of "Highway to Heaven" which has been replicated by many other homes in Missouri; (a ceremony recognizing dignity of the person at the end of life) and "guide to End of Life Issues" booklet which has received national recognition.

Our Association's Helpline rings every day with family member s requesting adaptable long term care options that will meet their unique needs. Alexian provides devoted care with many beneficent amenities much needed by persons with post surgical recuperation, rehabilitation needs and those in need of memory support services.

The Association recognizes The Alexian Brothers have been part of the St. Louis community since 1869 providing care across the continuum. Alexian Brothers' Sherbrooke Village has been an active south county community member for 20 years. We at the Association have worked collaboratively with Alexian Brothers for over 10 years on many educational initiatives for community dwelling elders and long term care residents. They have been recognized by us as a leader in the field. We hope you will give every consideration to their requests, so that elders, with a variety of emerging needs in South Saint Louis County, can truly benefit from choices and availability of services delivered by a long term care leader. I will be happy to address any questions and concerns.

Thank you for your consideration in this matter. I will be happy to address any questions and concerns you may have regarding this letter of support.

Sincerely.

Janis McGillick, MA, LNHA

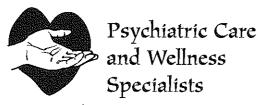
Janes McKellick

Education Director.

Ce: Mr. Richard Watters

DEC 18 2009

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Professionals Caring and Sharing

phone: (636) 230-4242 exchange: (314) 972-9292 6217 Mid Rivers Mall Drive, #317 St. Charles, MO 63304

December 15, 2009

Mr. Thomas Piper, Director Certificate of Need Program Missouri Health Facilities Review Committee P.O. Box 570 Jefferson City, MO 65102

Dear Mr. Piper,

I am writing this letter in full support of the proposed additions to Alexian Brothers Sherbrooke Village. I have provided psychiatric services at Sherbrooke Village for almost 20 years. As a provider, I have witnessed the superior care offered by nursing and therapy staff, social services, activities, pastoral care and physicians. In accordance with the mission of the Alexian Brothers, the staff at Sherbrooke Village offer care of the sick, dying, and aged. They offer dignity, healing and comfort to their residents.

Since the Middle Ages, the Alexian Brothers have provided ministry to the dying, from caring for and burying victims of the Black Plague, to providing comfort and dignity to the residents of their facilities, to the compassion and care of the recently departed in the Highway to Heaven ceremony offered at Sherbrooke Village. A hospice wing, proposed in the additions, will offer a private, peaceful environment where end of life issues can be addressed and individuals can die with dignity and comfort.

Sherbrooke Village frequently operates at or near capacity, and at times has to decline potential clients because of lack of beds. As you are fully aware, the aging population of the United States is on the rise. The CDC reports that the number of persons aged 65 or older is expected to increase from approximately 35 million in 2000 to 71 million in 2030. As our population ages, there is a greater need for facilities offering a continuum of care such as that proposed by Alexian Brothers Sherbrooke Village.

The transition from independent living to a nursing home environment, whether it be for short-term rehabilitation, long term placement, or for hospice services, is very stressful for the resident and his loved ones. The proposed addition to Alexian Brothers Sherbrooke Village will make this transition easier as it offers private rooms in a home-like setting, using a neighborhood concept. There are clients who need more than Residential Care, but who are not ready for Skilled Care. In these additions, Sherbrooke Village will meet the need of those individuals.

It is clear that Alexian Brothers Sherbrooke Village is committed to superior care of the sick, dying and aged. The additions proposed will allow the mission of the Alexian Brothers to expand and reach more individuals.

LLLY, MSN(R), APRU, BC

Sincerely,

Nancy M. Birtley, MSN(R), APRN, BC Psychiatric Care and Wellness Specialists

CAPITOL OFFICE

State Capitol 201 W. Capitol Avenue Jefferson City, MO 65101-6806 Tele: (573) 751-4298 Fax: (573) 522-2628

**DISTRICT ADDRESS** 

4539 Valmeyer St. Louis, MO 63128 Tele: (314) 667-4402



# Vicki Englund State Representative

85th District
December 16, 2009

#### COMMITTEES

Appropriations –
Transportation & Economic Development

Small Business

Conservation and Natural Resources

Urban Issues

E-Mail: Vicki.Englund@house.mo.gov

CERTIFICATE OF NEED PROGRAM

DEC 18 2009

RECEIVED

Mr. Thomas Piper, Director Certificate of Need Program Missouri Health Facilities Review Committee Post Office Box 570 Jefferson City, Missouri 65102

Dear Mr. Piper,

Alexian Brothers Sherbrooke Village will be submitting an application to expand services. I am writing in support of their application for a Certificate of Need. Part of the expansion requires the full Certificate of Need for 12 beds which are intended for hospice care. The expansion of the entire facility will create 75 new jobs.

The Alexian Brothers initial ministry was founded in St. Louis 140 years ago. Currently the Alexian Brothers have four ministries in St. Louis serving all income levels. Sherbrooke Village has been an active member of the community for the past 20 years and their facility is often at or close to full capacity. The addition of these 12 beds will allow the facility to continue and expand the ministry of the Alexian Brothers of caring for those who are aged, sick and dying for over 800 years. The expansion is based on the neighborhood concept as opposed to the current institutional physical plant allowing for a higher quality of personal life. The new setting will allow for greater individual dignity and comfort. Each resident will reside in a private room with a private bath.

Their expansion plans are greatly needed and their continued commitment to excellence is an asset to South County. I support their endeavors to continue providing a high quality living environment in our community. Thank you for your consideration and attention to this matter. Please let me know if I can be of further assistance.

Sincerely,

Representative Vicki Englund

cc: Mr. Richard Watters
Lashly & Baer PC
714 Locust
St. Louis, Missouri 63101

## Infection Control, Inc. 36 Pilot Hill Drive St. Peters, Missouri 63376

DEC 1 7 2009
RECEIVED

December 15, 2009

Mr. Thomas Piper, Director Certificate of Need Program Missouri Health facilities Review Committee Post Office Box 570 Jefferson City, Missouri 65102

Mr. Piper,

I am an Infection Control Consultant and have worked with many Long Term Care, Skilled Nursing, Assisted Living and Independent Living Facilities in the State of Missouri over the past 22 years. I try very hard to partner with organizations who share my same value to care for the elderly the same way I would want my own family cared for as they meet the challenges of aging.

I have worked with Alexian Brothers Sherbrooke Village for the past 20 plus years since they opened because they meet my requirement of care and compassion, treating the resident as a human being and honoring their dignity as they assist them in their aging process. Over these years I have seen many examples of these values in the programs they provide to their residents and families and welcome the opportunity to be part of this organization. I have witnessed Mike Roth and his staff be leaders in the industry as they developed programs to meet the needs of the elderly. They have pioneered programs for Safety in the Home, to assist the elderly to safely stay in their home as long as possible. They have responded to the needs of families by developing programs to assist them in choosing a home for their loved one, when in home care is no longer an option. They continue to provide care to the elderly, not in an institutionalized setting where the patient is faceless and known by their room number. They strive to make the facility a home setting, embracing culture change and establishing neighborhoods where the resident moves in and becomes an integral part of the community. Residents are given the opportunity to make decisions about their own care and living arrangements and these are honored by the staff. This is the home I would seek for my own elderly parents when they can no longer stay in their own home.

Over the years, one thing that has set Sherbrooke Village above my other facilities is that it has remained full and even has waiting lists. I have witnessed the opposite in most of my other facilities. I think this speaks to their care and reputation in the community. In order to meet the growing need for more beds, they are seeking approval to add 12 skilled beds to accommodate this need. The new beds will provide that home setting for those seniors unable to stay in their own home. As you consider this application, I too hope you will consider all the

good work the staff at Sherbrooke Village does on a daily basis to care for our elderly with care, compassion and dignity in a non institutional setting. This is what I look will look for when the time comes for my parents to leave their own home, and is an unmet need in this community at present.

Thank you for your consideration of the worthy project.

Sincerely,

Patricia Lynn Mayor

Patricia Lynn Meyer, BSN, MPH, CIC

President,

Infection Control, Inc.

X

## CAPITOL OFFICE

State Capitol 201 W. Capitol Avenue Jefferson City, MO 65101 Toll Free: (866) 342-4905

(573) 751-0220 • Fax: (573) 526-9843 Email: patricia.yaeger@house.mo.gov

### **DISTRICT ADDRESS**

729 Reed Avenue St. Louis, MO 63125 (314) 631-7194



### COMMITTEES

Special Committee on CERTIFICATE OF NEED PROGRAMFamily Services

DEC 17 2009

Special Committee on Retirement

RECEIVED

Joint Committee on Public Employee Retirement

## PATRICIA M. YAEGER

State Representative District 96

December 16, 2009

Thomas Piper, Director Certificate of Need Program Missouri Health Facilities Review Committee P O Box 570 Jefferson City, MO 65102

RE: Certificate of Need-Alexian Brothers Sherbrook Village

Dear Mr. Piper:

I am writing in support of Alexian Brothers Sherbrook Village's request to expand their facility. The Alexian Brothers have a history of 800 years caring for the aged, sick and dying. They have been in the St. Louis area for 140. Clearly Alexian Brothers is an institution of great repute.

The addition of 12 beds will allow the facility to continue and expand the ministry that they have done so well over the years. This expansion will allow for greater individual dignity and comfort. Each resident will reside in a private room with a private bath. This expansion is also a neighborhood concept as opposed to the current institutional physical plant. This will allow for a higher quality of personal life. When the overall expansion is finished at the Sherbrook Village site, there will be an addition 75 jobs created.

I personally know of the quality of care that is provided at this facility. I had a family member that lived at Sherbrook Village for 3 years. During that time, I know that the facility was often at or close to full capacity. I was impressed with the care they extended to residents and their families. I would urge you to approve Alexian Brothers Sherbrook Village's request to expand their facility. This is one facility that truly cares about the residents and provides excellent care and compassion.

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Sincerely,

Representative Patricia M. Yaeger

District 96

PMY/nel

Mr. Thomas Piper, Director Certificate of Need Program P.O. Box 570 Jefferson City, Missouri 65102

Dear Mr. Piper:

The opening of The Villages of St. Peters assisted living and skilled nursing facility has been providing outstanding care for the elderly citizens of our community.

I understand, however that the facility needs to obtain an additional license to accommodate couples in the assisted living section. I encourage the Certificate of Need committee to approve of such a license to provide additional services for our elderly citizens.

Please express my thanks to StoneGate Senior Care and the Certificate of Need committee for responding to the needs of the seniors in our community.

Thank you,

Olizabeth Morgenthaler Apr. 102

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Charmian Efant 112

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Chulfeld Apt 206

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annos L'heffer 107

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Kuy Jany Apt. 105

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TEXECUTIVE OSR PRWY
PETERT, MO. 6.3376

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Vellian H. Sypont

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Thank you,

5400 Executive Centre Packeday apr 109 At. Pelers, Mo.

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Thank you, Mary L. Milner - 114

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Lampbell II Apt. 126e

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June Pau #205

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Watter a. Matheus Cept 212